



Boston Children's Hospital

brookline place

presentation to the
Brookline Place Design Advisory Team

September 15, 2014



Presentation Outline

- I. Meeting Goals
- II. Site Concepts - Building Massing & Landscape Studies

I. Meeting Goals

8/26 Meeting Notes

8/26/14
DAT MEETING #1

- BENCHES FOR PUBLIC
 - WITH BACKS
- UNIQUE WELL DESIGNED SPACES
- RELATIONSHIP B/T NEW BUILDINGS
 - EXPLORE DIFFERENCES
 - ADDITION AS SINGULAR?
- TIE NORTH SIDE TO STATION ST.
- TWO SIDES OF ZBP—DIFF. CONDITIONS
- QUALITY OF CONST. RELATES TO BROOKLINE VILLAGE
- ~~THE~~ UNIQUE INTEGRITY FOR BP
- SURPRISE IS GOOD
- DESIGN FOR FLEXIBILITY
- GEOMETRY IN SPACE THAT RELATES TO BUILDINGS



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- BUILDING AND LANDSCAPE AS COMPOSITIONS THAT RELATE
 - COHESIVE / BIG IDEA ORGANIZING
 - LOWER PARTS OF BUILDINGS SHAPE ~~THE~~ EXPERIENCE OF SPACE
 - INTEGRATE LIGHTING IDEAS IN OVERALL SITE CONCEPT
 - UNDERSTAND WIND / SUN TO 2 SHAPE BUILDING ; SPACES
- 2BP IS
- NOT A BACKGROUND BUILDING
 - HOW TO RELATE EXISTING BUILDINGS TO OVERALL SITE CONCEPT
- TO DO:
- RELATE SIZE OF OPEN SPACE TO PRECEDENTS (TOWN HALL,)
 - FOOD TRUCKS ADD DIVERSITY / CHANGEABILITY

Key Points

- Overall site strategy - Importance of a cohesive organizational idea
- Relationship between buildings and between landscape and buildings
- Crafting building edges and the pedestrian realm

9/15 Meeting Goals

- Establish DAT preferred site strategy
- Understand DAT preferred elements of building massing and landscape studies
- Explore design and programming of building edges & pedestrian realm

II. Site Concepts – Building Massing & Landscape Studies

Site Location

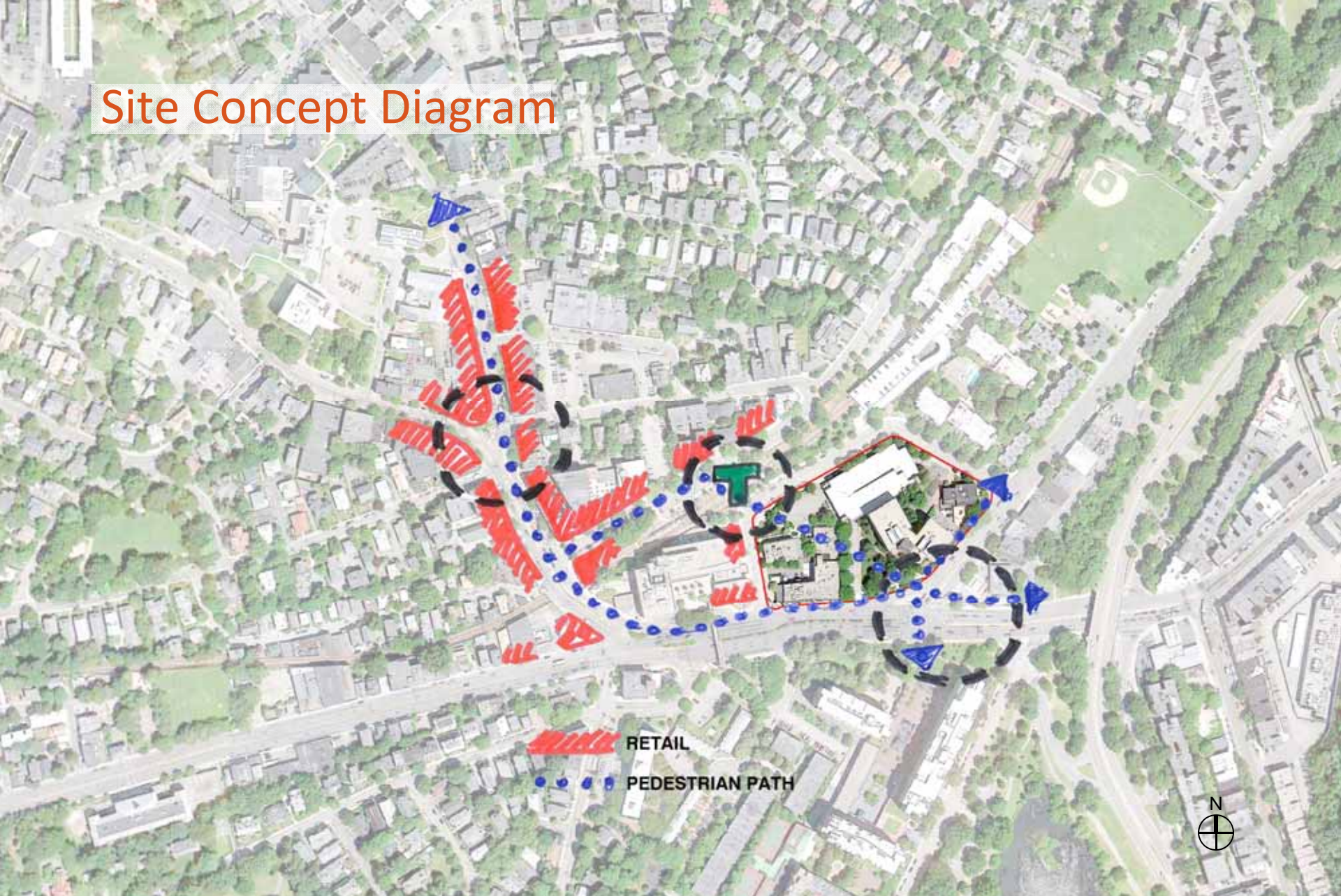


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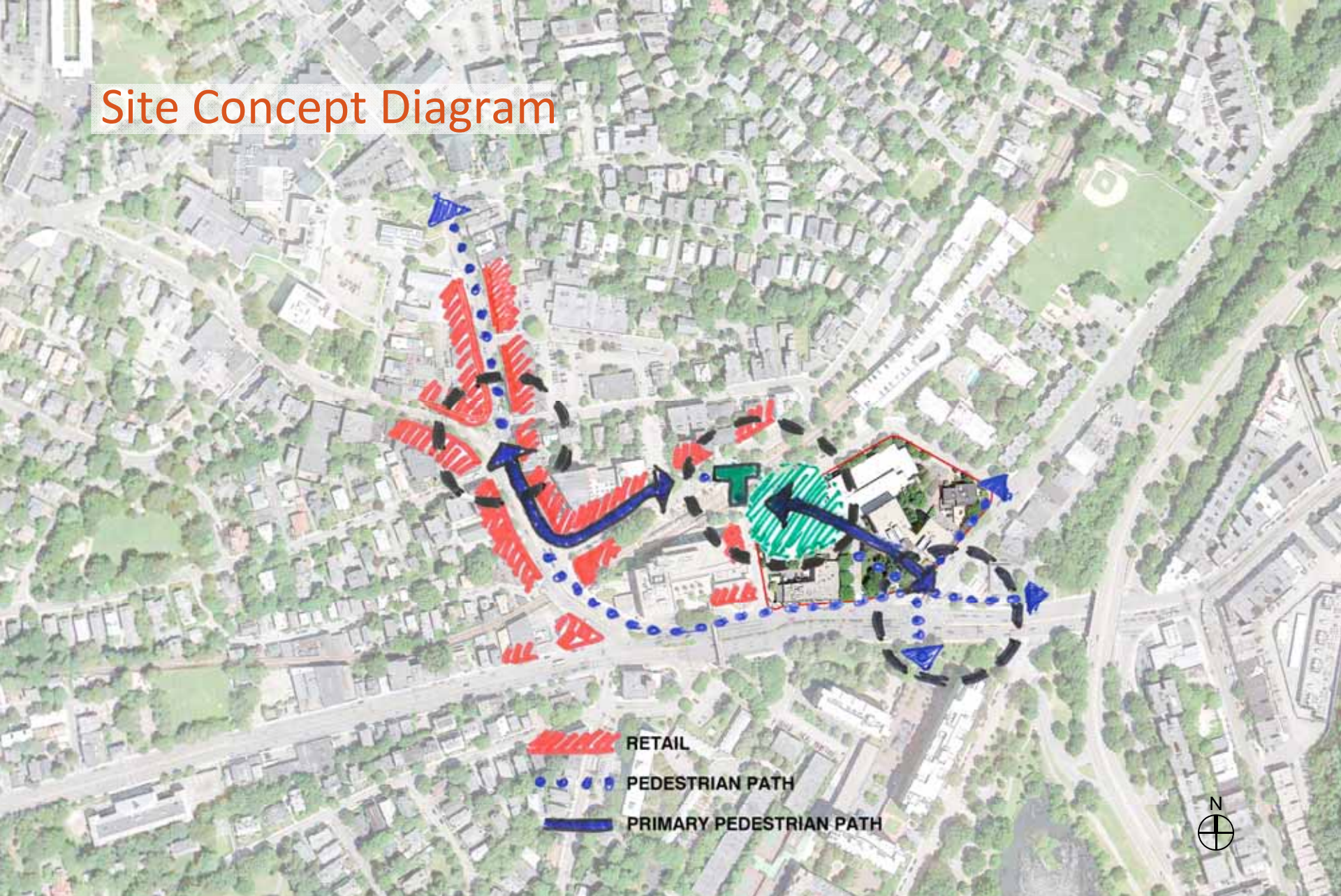
ELKUS | MANFREDI
Leverett Pond ARCHITECTS

Site Concept Diagram



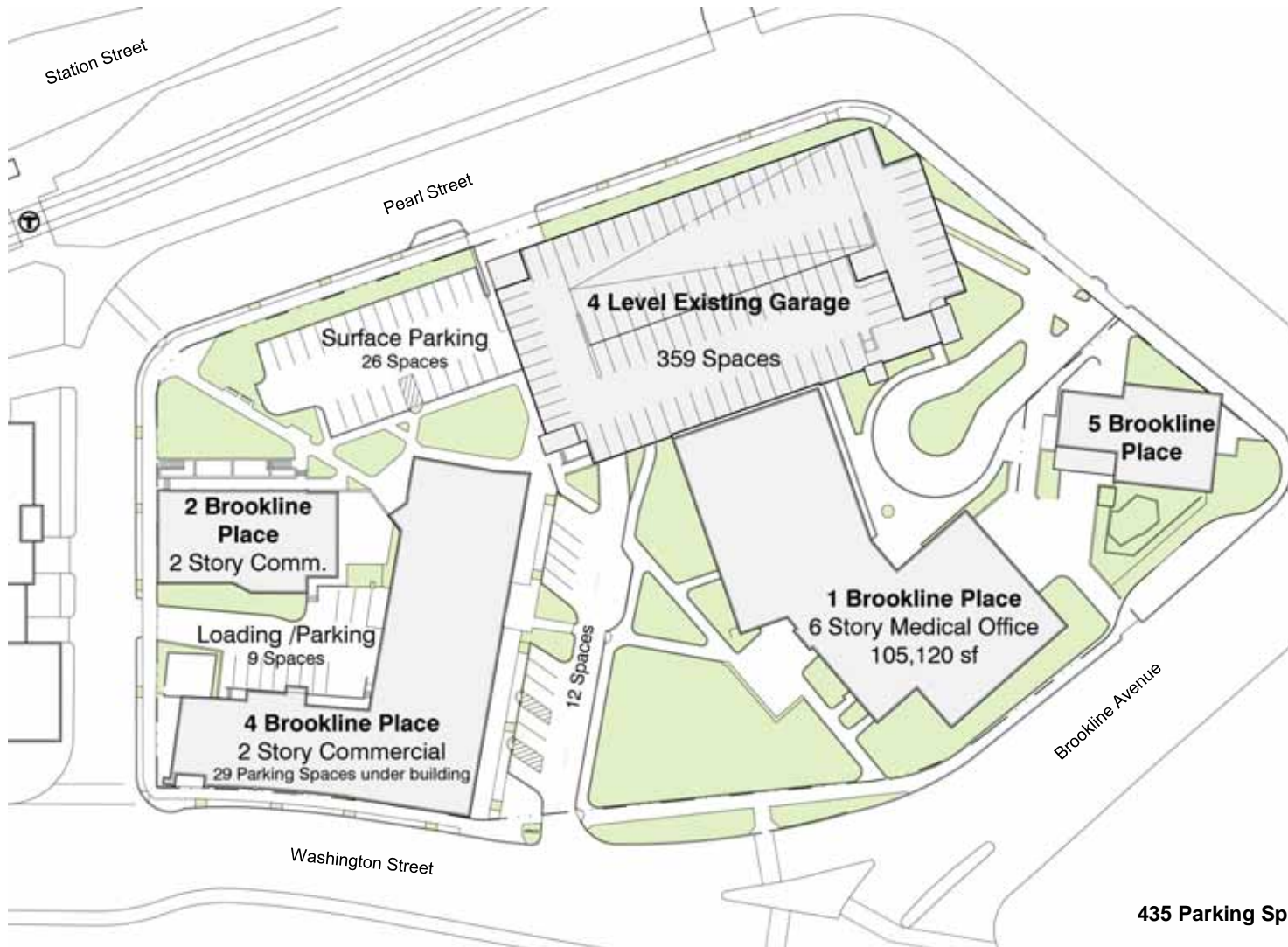
RETAIL
PEDESTRIAN PATH

Site Concept Diagram



- RETAIL
- PEDESTRIAN PATH
- PRIMARY PEDESTRIAN PATH

Existing Conditions



435 Parking Spaces on site

Zoning Scheme



Zoning Scheme – View from SE



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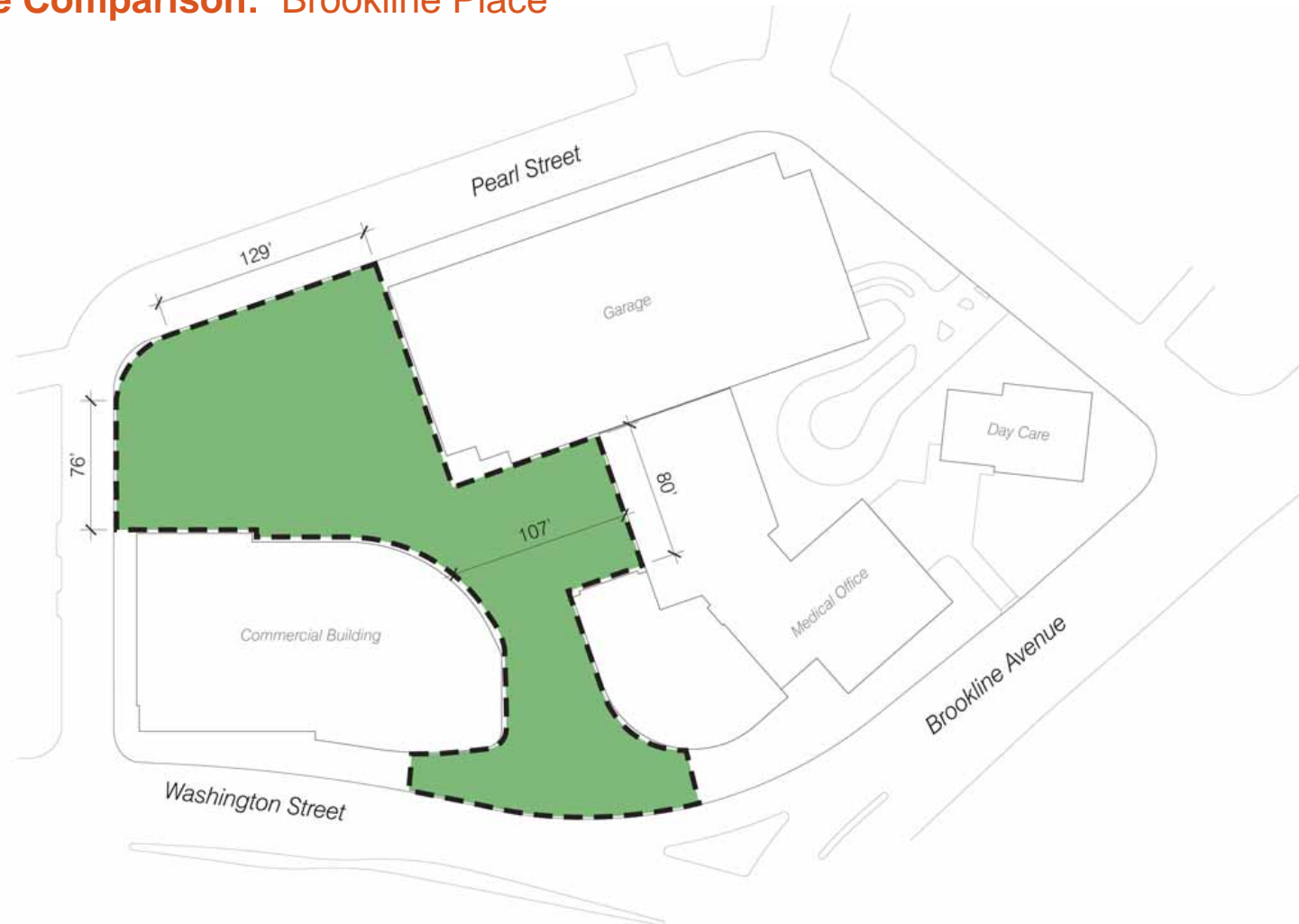
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Zoning Scheme – View from NW



Scale Comparison: Brookline Place



Brookline Place

Size: 43,800 SF

Scale Comparison: Christian Science Plaza Fountain to Brookline Place

Christian Science Plaza Fountain

Size: 29,200 SF



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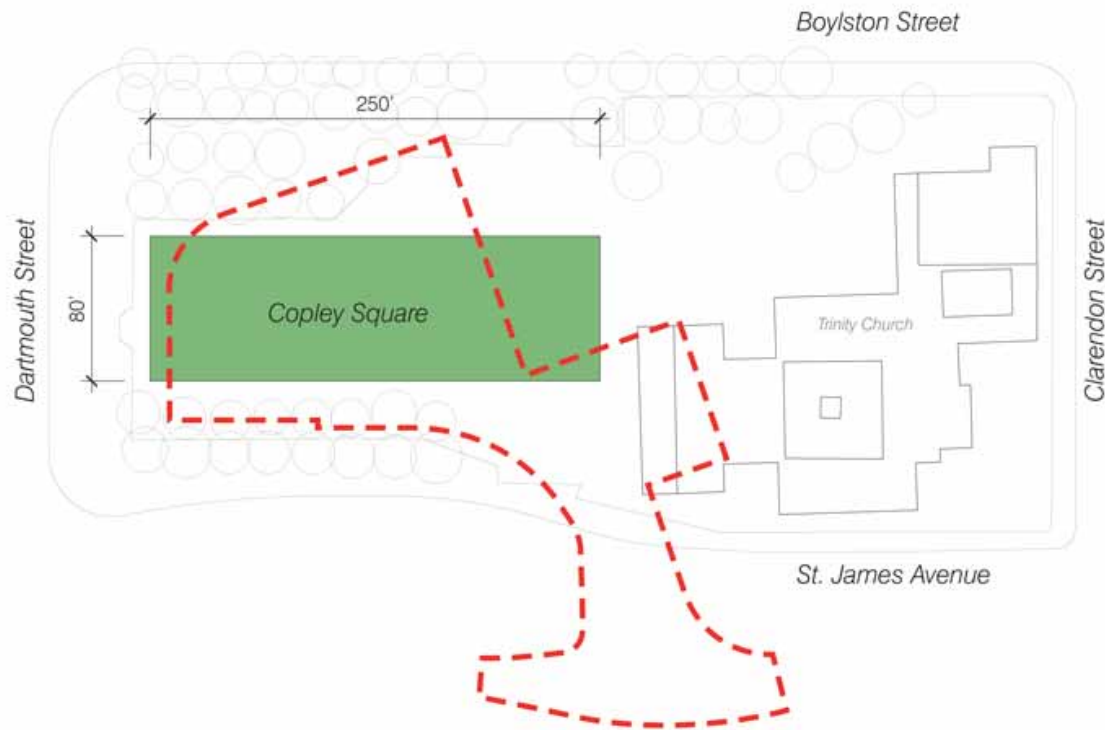
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Scale Comparison: Trinity Church Lawn to Brookline Place

Trinity Church Lawn

Size: 20,250 SF



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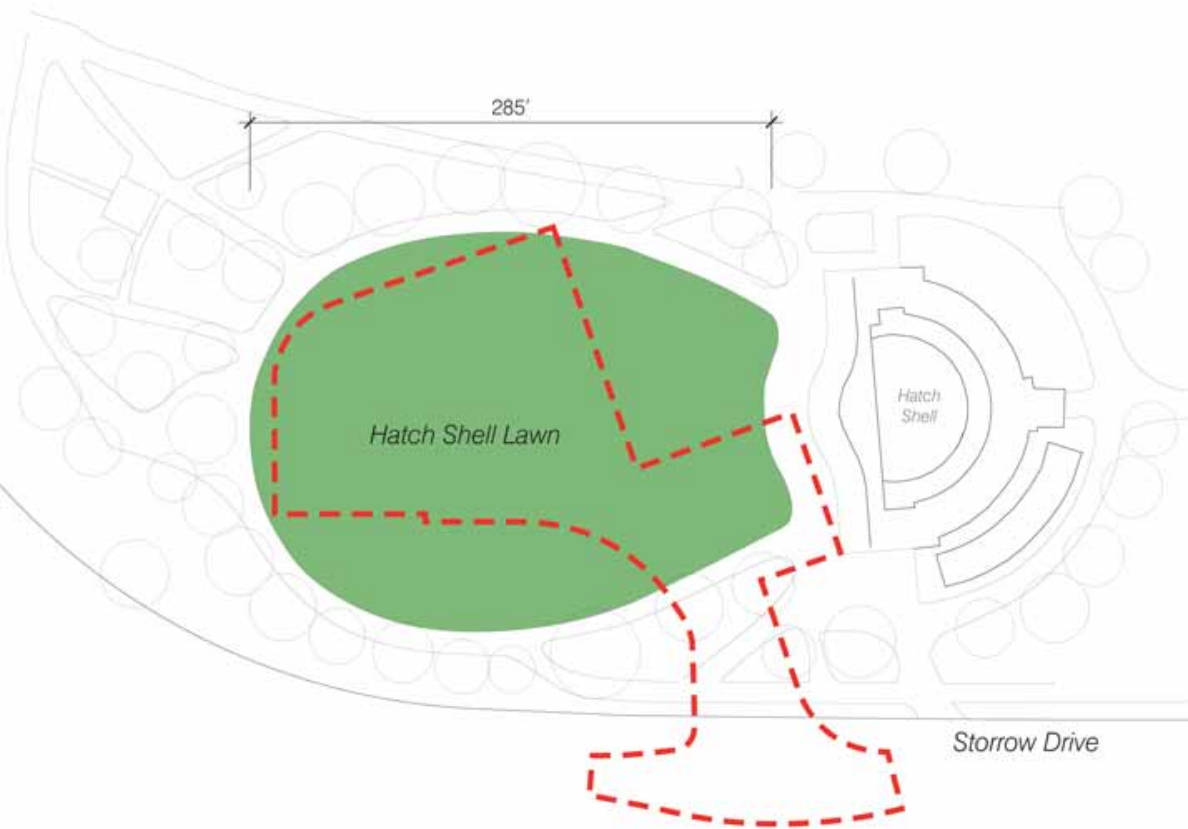
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Scale Comparison: Boston Hatch Shell to Brookline Place

Boston Hatch Shell Lawn

Size: 52,250 SF



Site Concepts



ZONING SCHEME



THE BOULEVARD

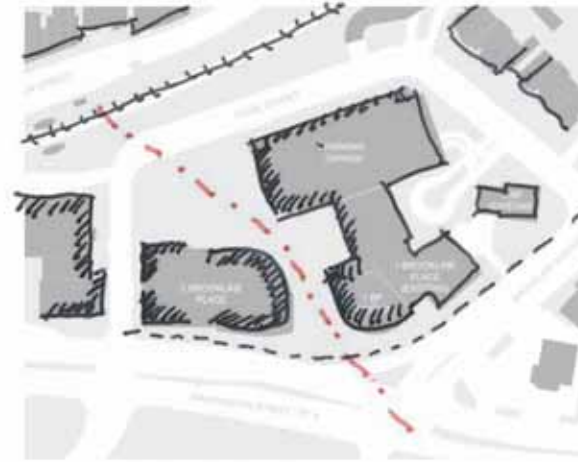


THE ROOMS

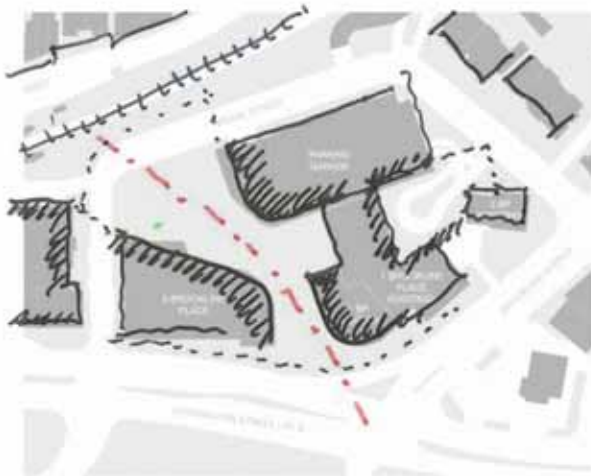


THE GREEN

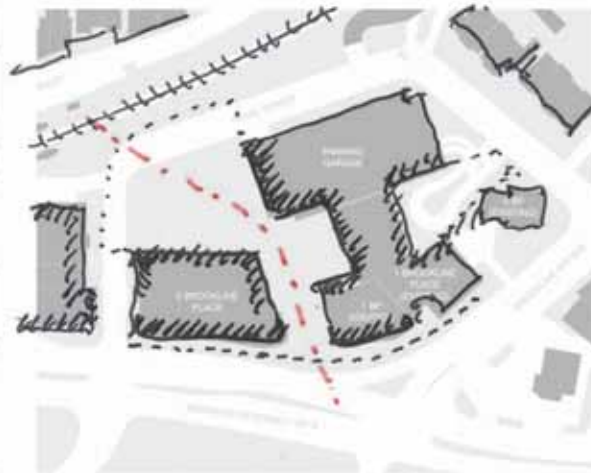
Site Concepts



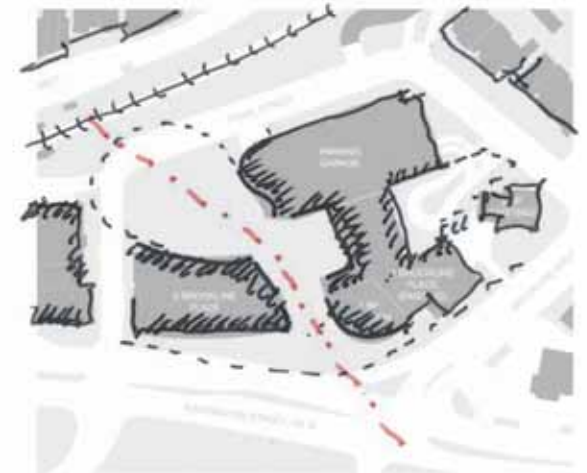
ZONING SCHEME



THE BOULEVARD



THE ROOMS

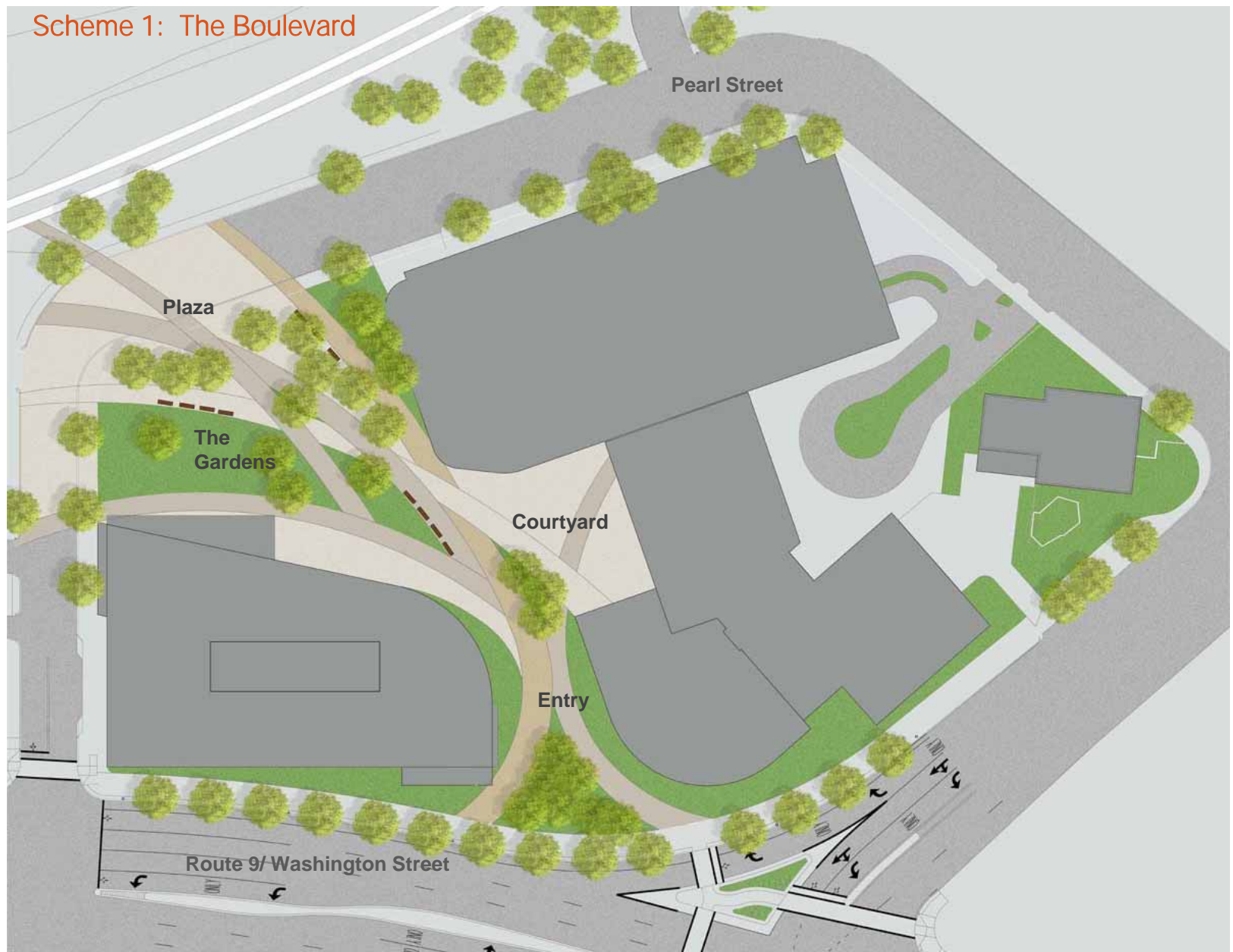


THE GREEN

Scheme 1 - 'The Boulevard'



Scheme 1: The Boulevard



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Massing View from SE

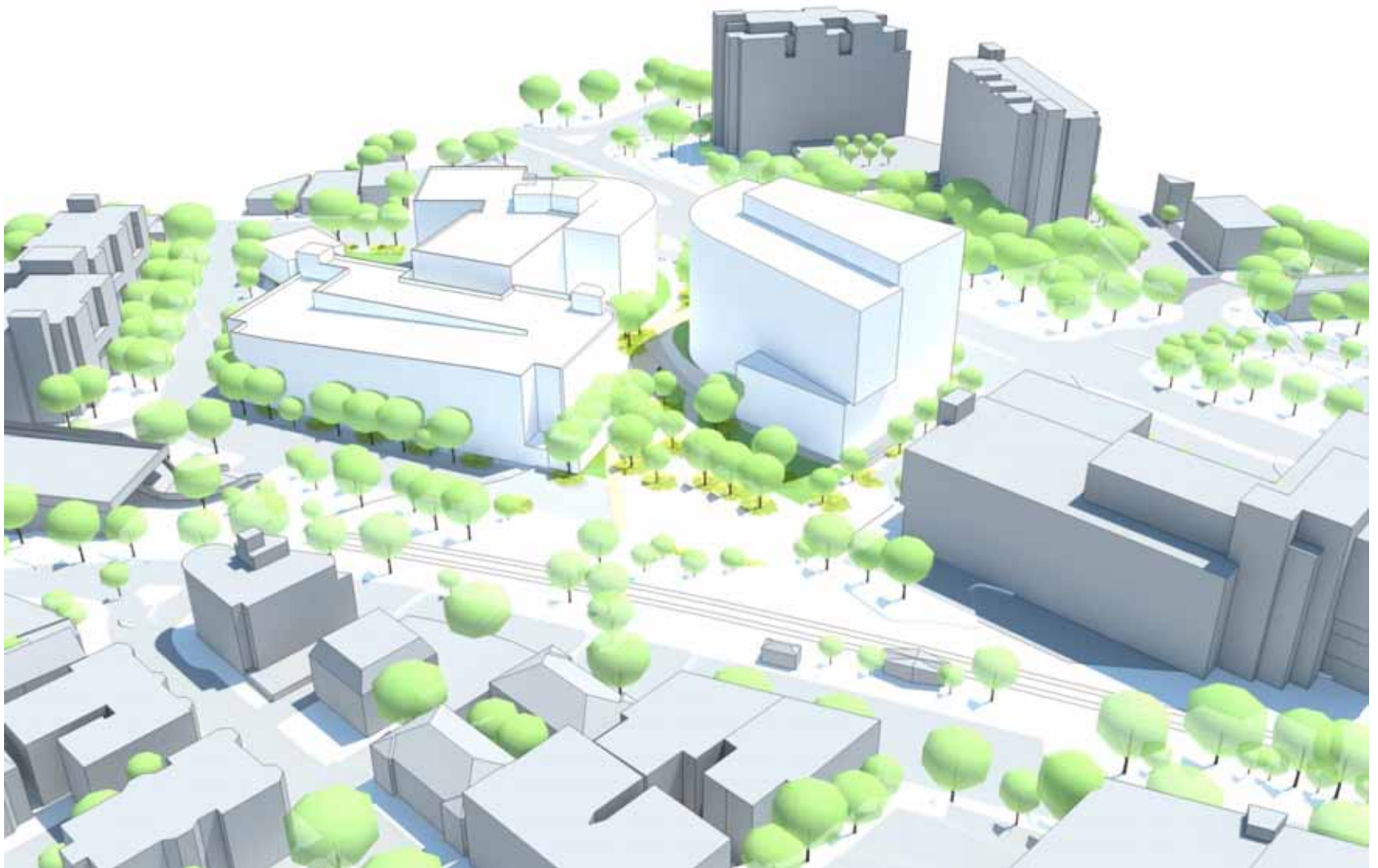


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Massing View from NW

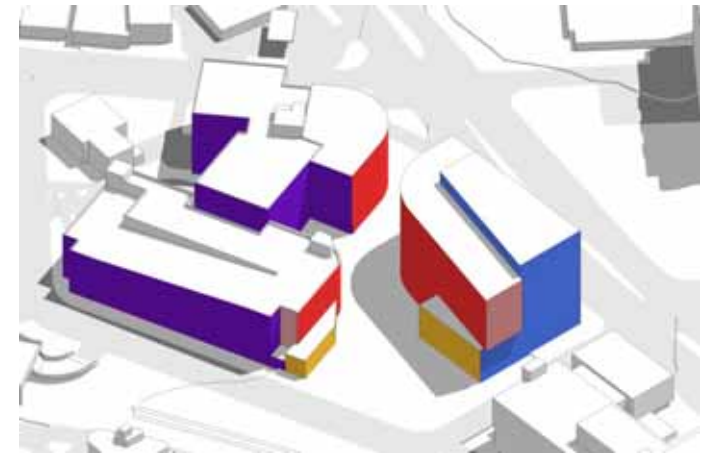
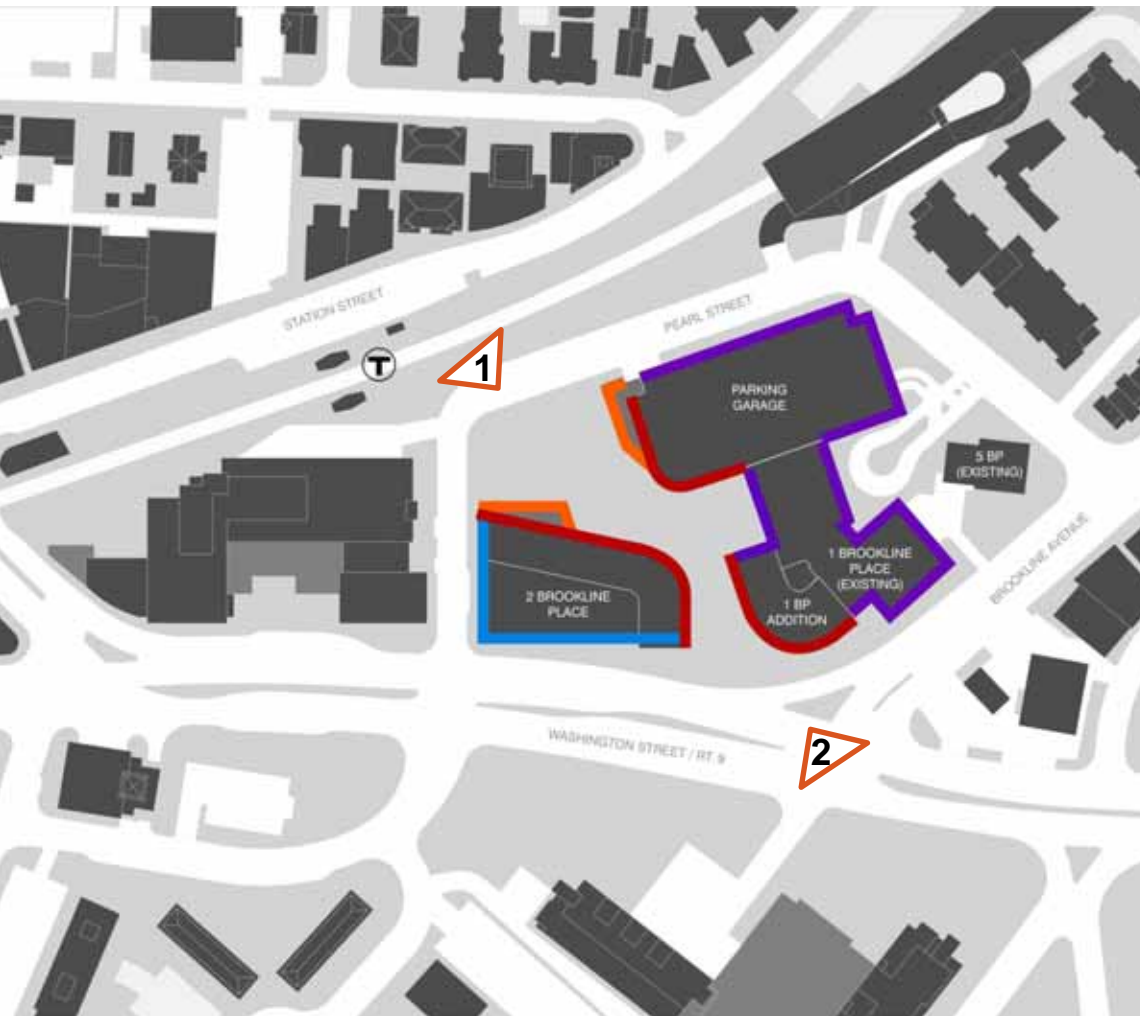


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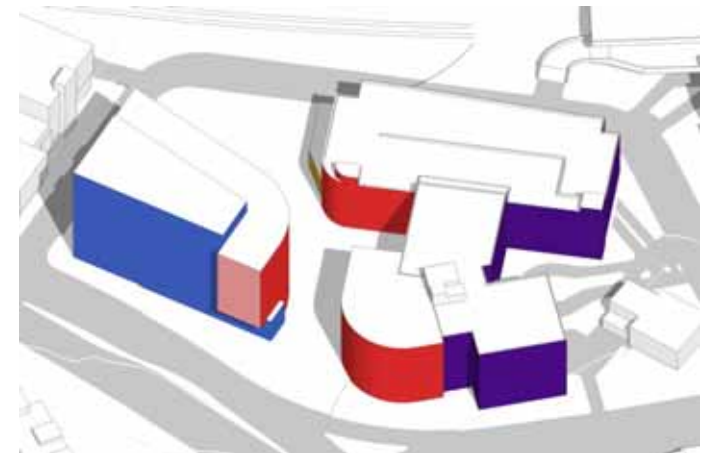
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Building Façade Relationships

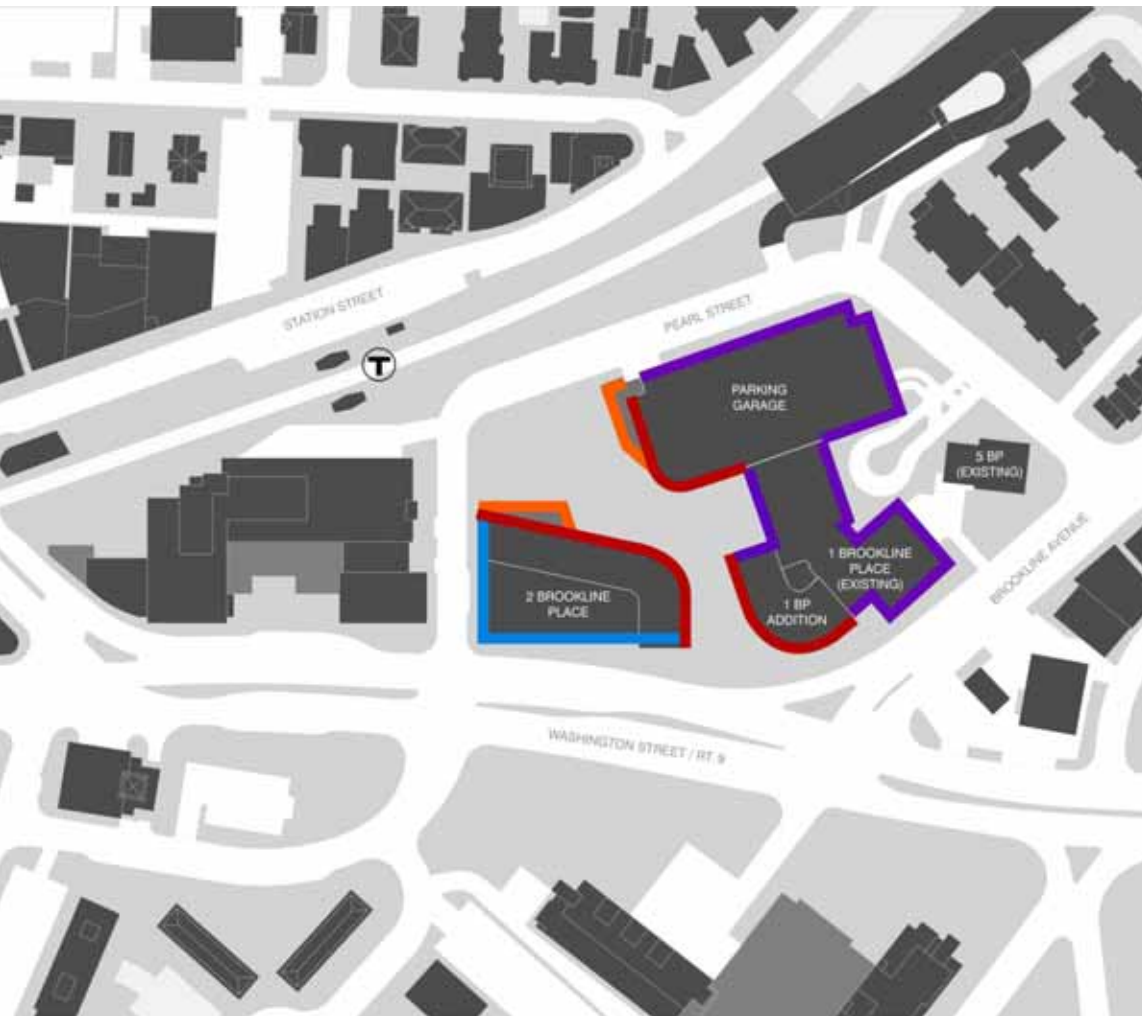


1 NW Perspective



2 SE Perspective

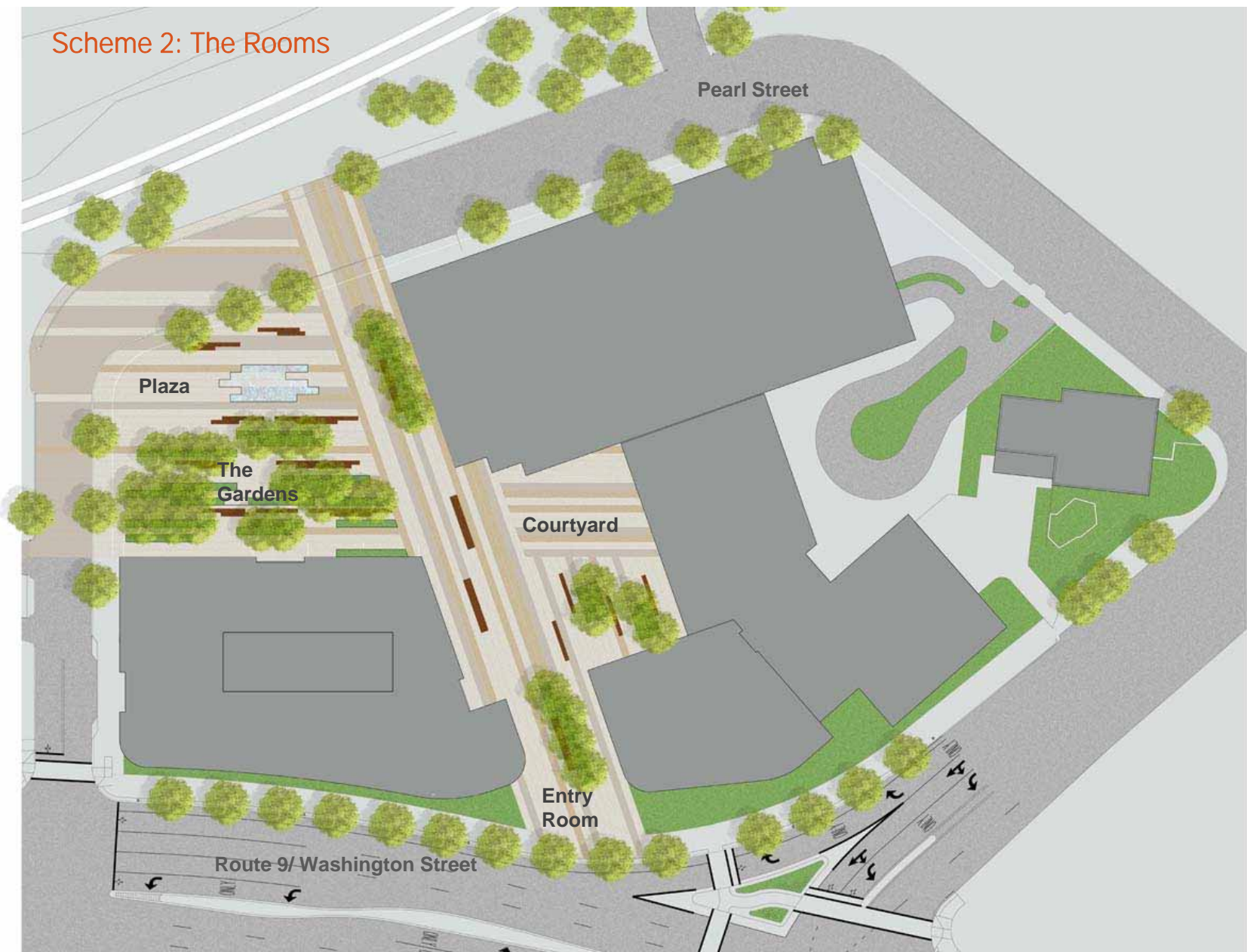
Building Façade Relationships



Scheme 2 - 'The Rooms'



Scheme 2: The Rooms



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Massing View from SE



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Massing View from NW

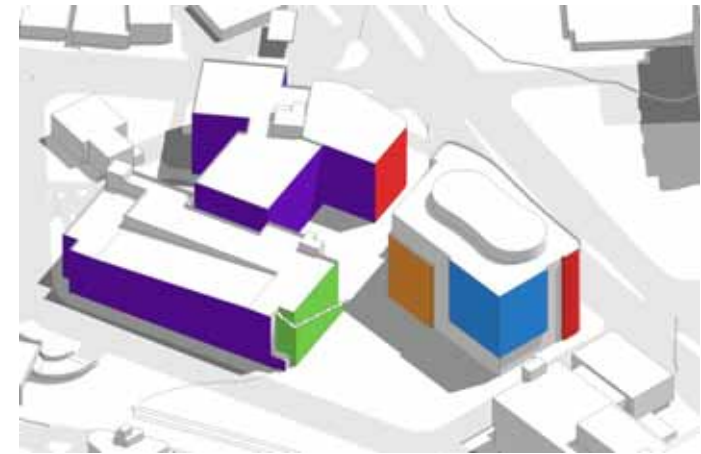


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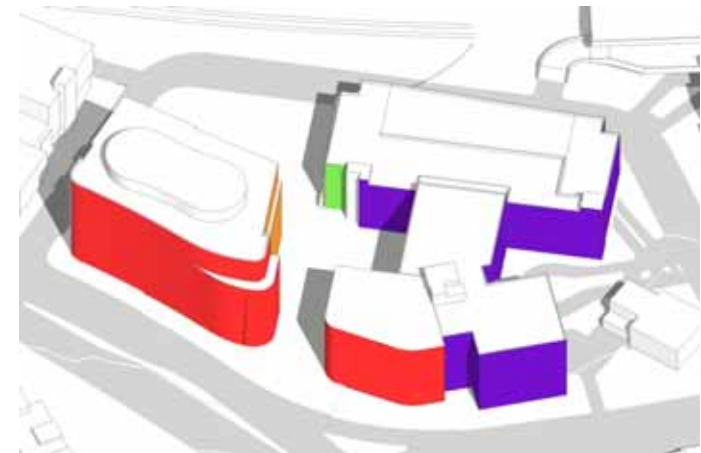
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Building Façade Relationships

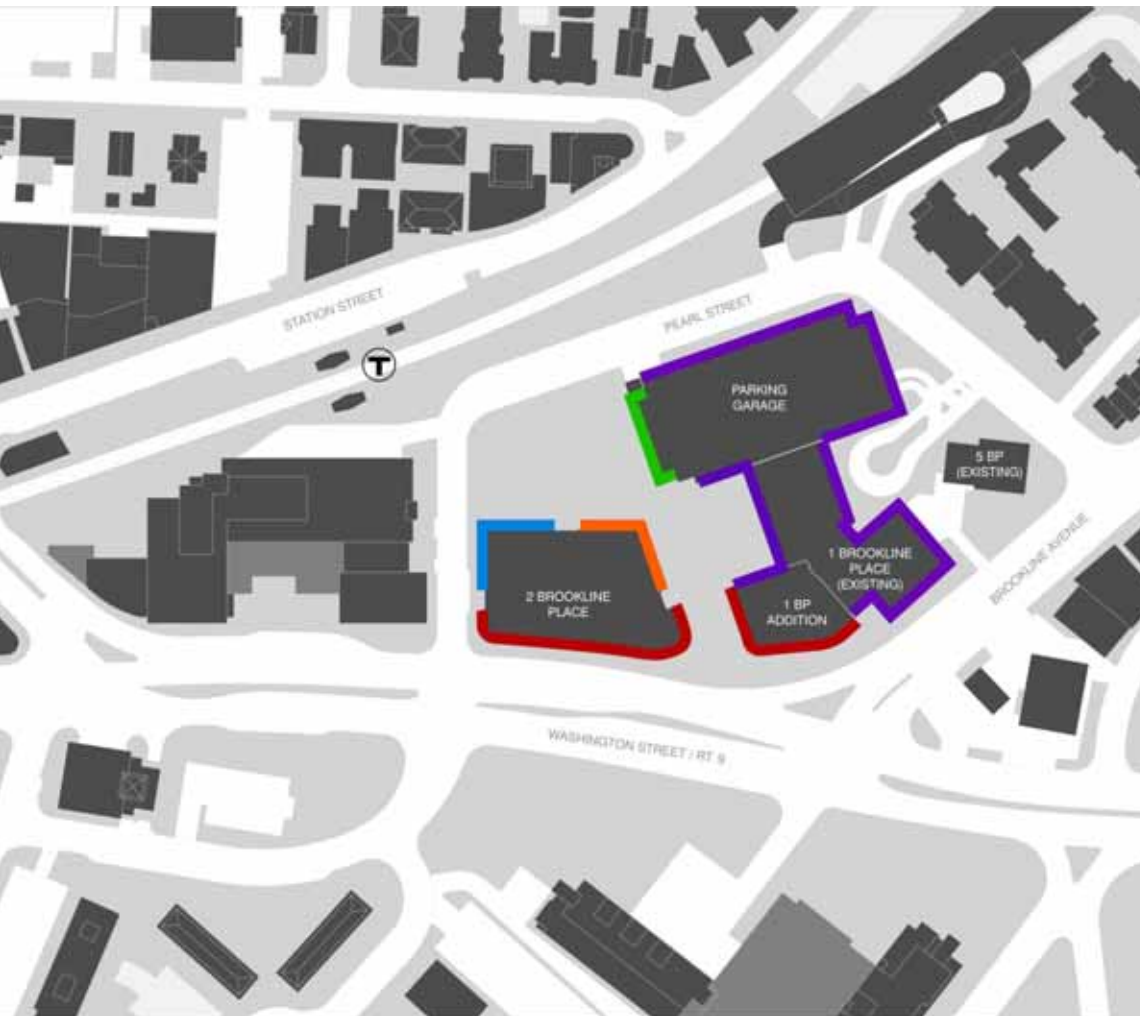


1 NW Perspective



2 SE Perspective

Building Façade Relationships



Scheme 3 - 'The Green'



Scheme 3: The Green



Massing View from SE



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Massing View from NW

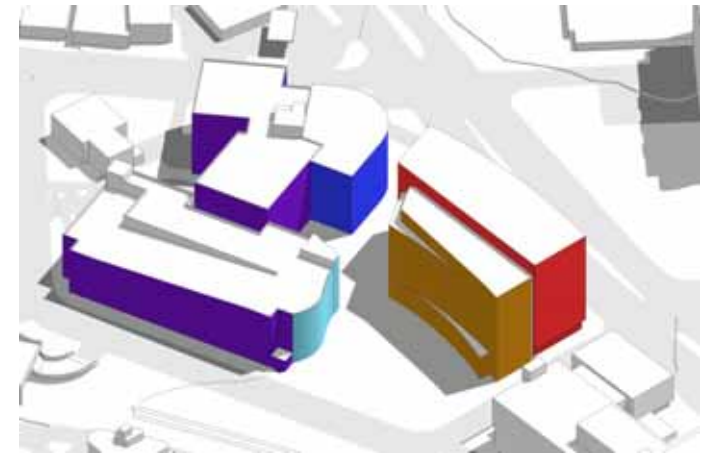


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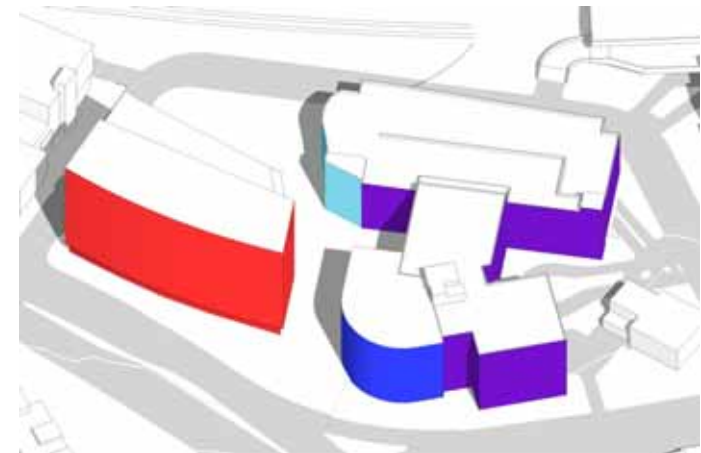
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Building Façade Relationships



1 NW Perspective



2 SE Perspective

Building Façade Relationships



Building Edge Typologies



A — active

Small units, many doors
(15 – 20 doors per 100 m/328 feet)
Large variation in function
No blind and few passive units
Lots of character in façade relief
Primarily vertical façade articulation
Good details and materials



B — friendly

Relatively small units (10 – 14 doors per 100 m/328 feet)
Some variation in function
Few blind and passive units
Façade relief
Many details



C — mixture

Large and small units (6 – 10 doors per 100 m/328 feet)
Modest variation in function
Some blind and passive units
Modest façade relief
Few details



D — boring

Large units, few doors (2 – 5 doors per 100 m/328 feet)
Almost no variation in function
Many blind or uninteresting units
Few or no details



E — inactive

Large units, few or no doors (0 – 2 doors per 100 m/328 feet)
No visible variation in function
Blind or passive units
Uniform façades, no details, nothing to look at


Source:
"Close Encounters With Buildings," *Urban Design International*, 2006
Further developed: Gehl Architects — Urban Quality Consultants, 2009


Source: Gehl, Jan. *Cities for People*. Island Press, 2010. 247. Print.

Building Edge Typologies



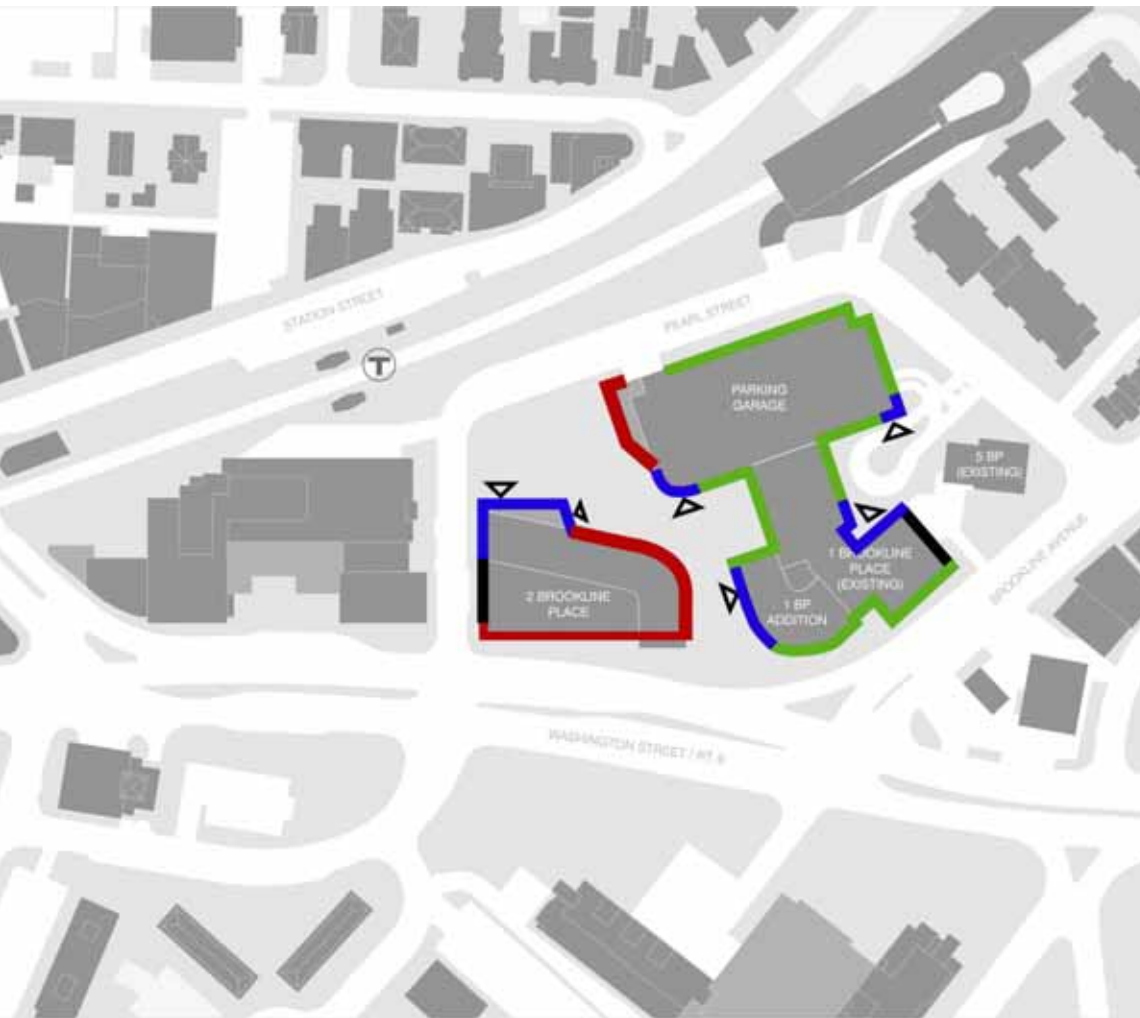
 Retail (**Active**)

 Office /
Lobby (**Active**)

 Service (**Passive**)

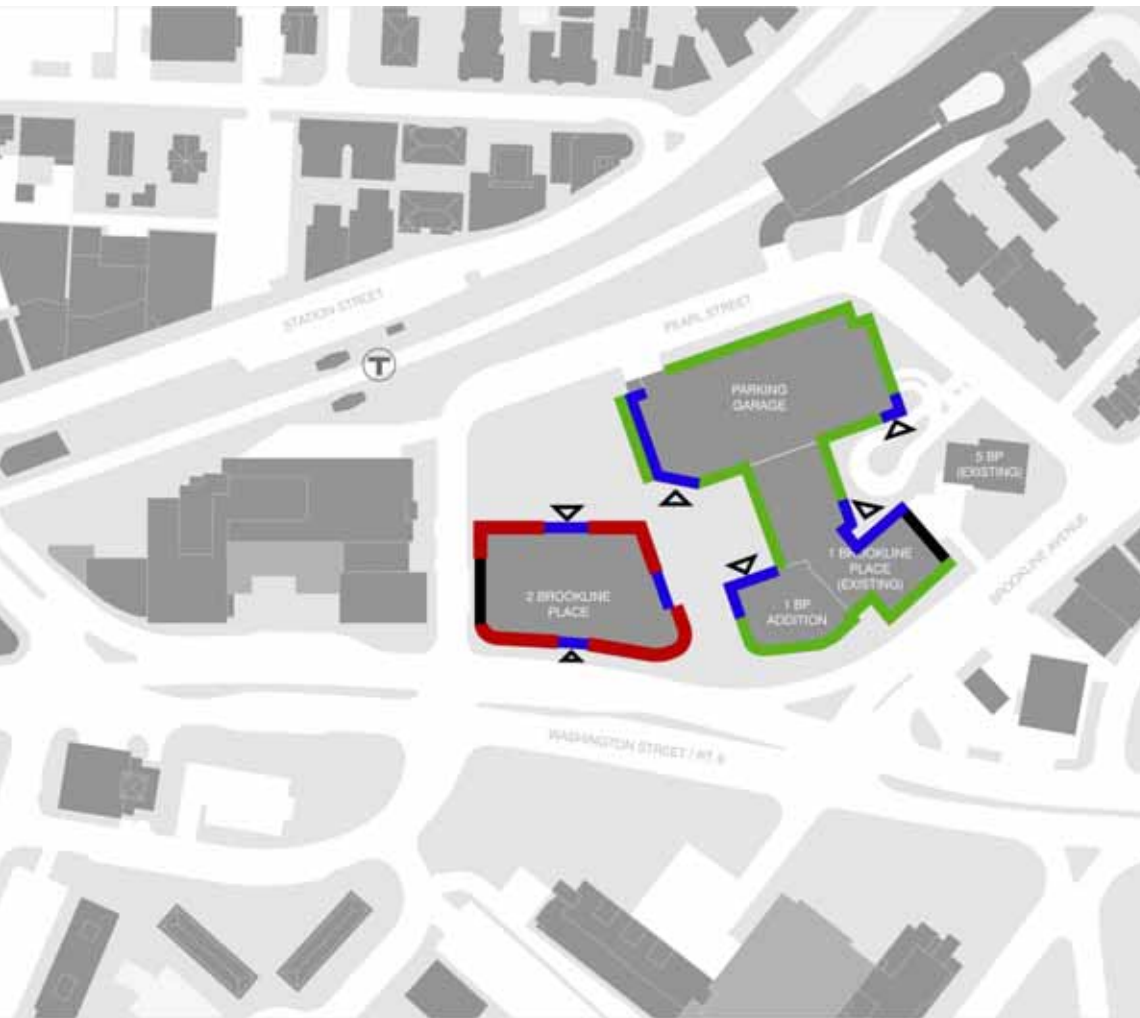
 Landscaped
(**Passive**)

Building Edge Diagram – Scheme 1



- Retail (Active)**
- Office / Circulation (Active)**
- Service (Passive)**
- Landscaped (Passive)**

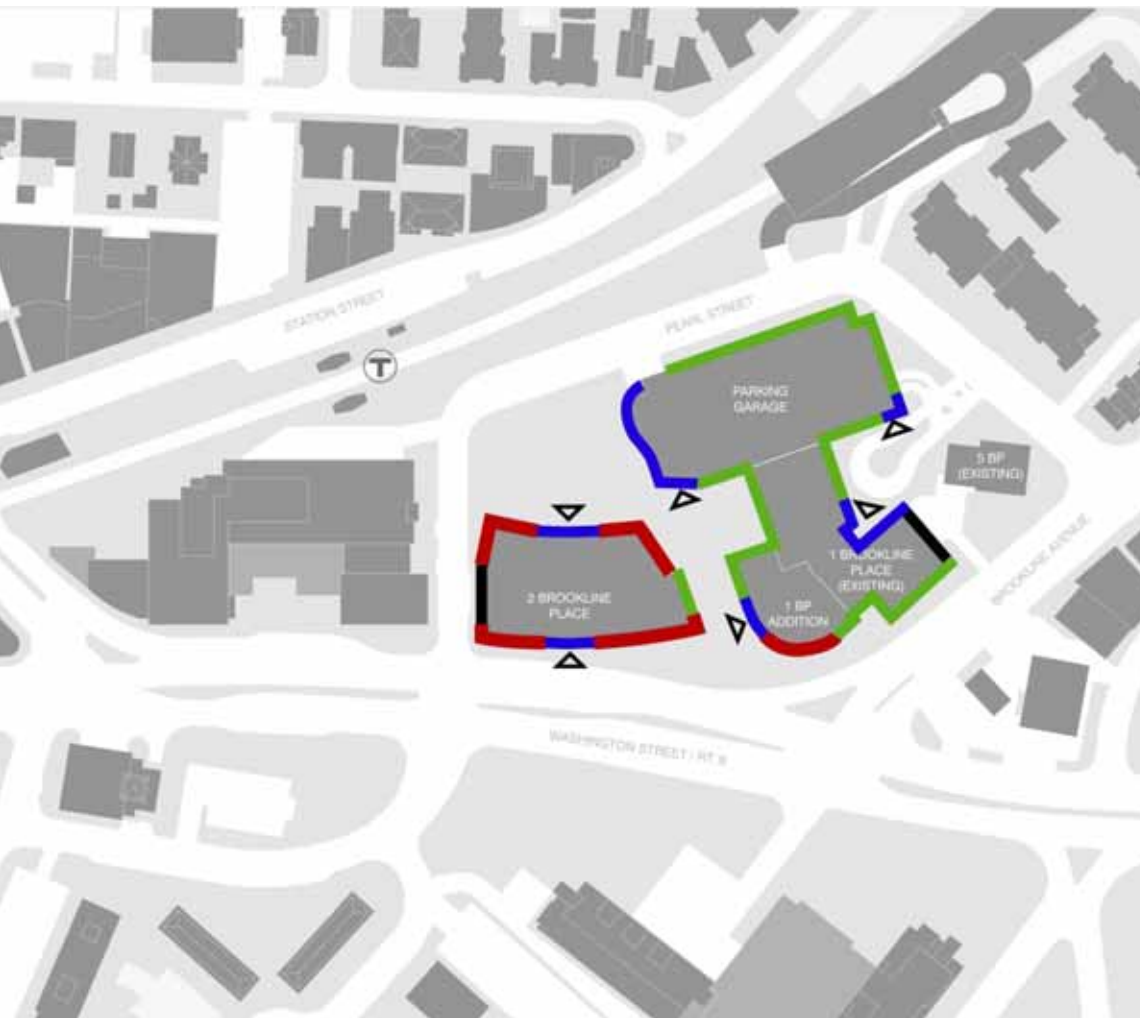
Building Edge Diagram – Scheme 2



- Retail (Active)**
- Office / Circulation (Active)**
- Service (Passive)**
- Landscaped (Passive)**



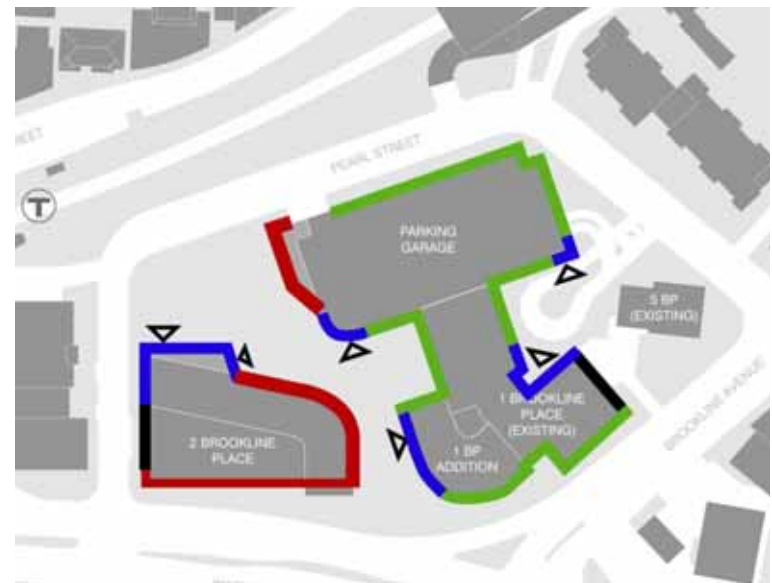
Building Edge Diagram – Scheme 3



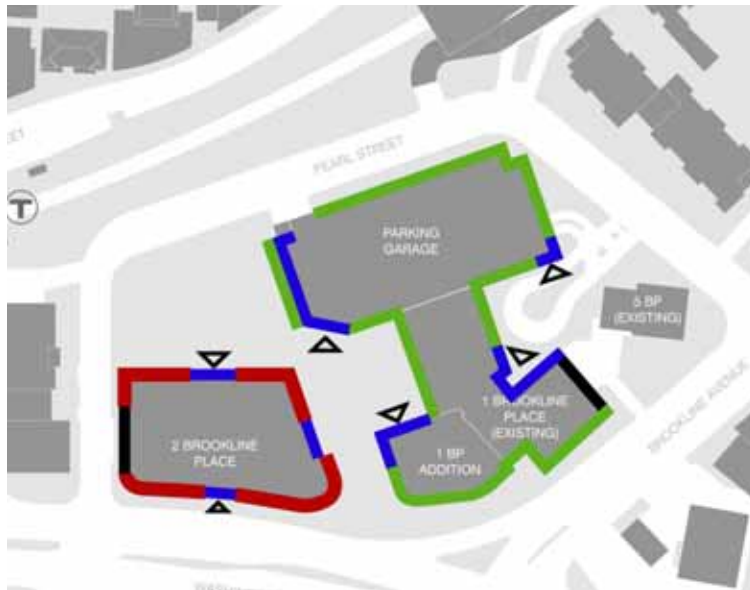
- Retail (Active)**
- Office / Circulation (Active)**
- Service (Passive)**
- Landscaped (Passive)**

Building Edge Diagrams

- **Retail (Active)**
- **Office / Circulation (Active)**
- **Service (Passive)**
- **Landscaped (Passive)**



Scheme 1

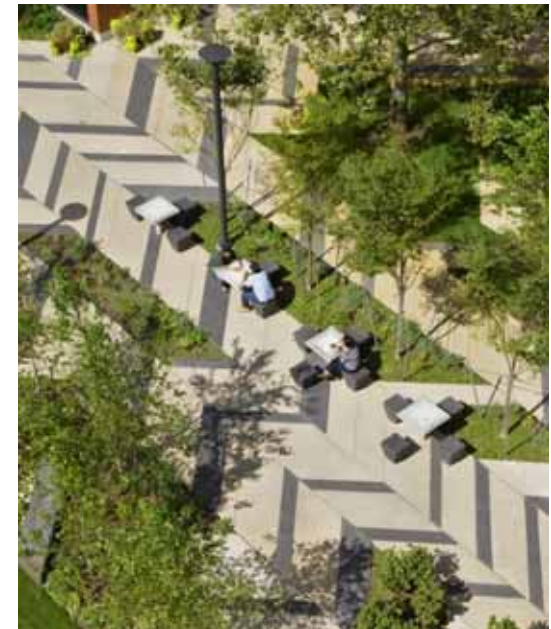


Scheme 2



Scheme 3

Plaza Images



Active and Passive Programming



Casual Gathering



Outdoor Cafe



Discussion
